



Arlington Historic District Commissions Minutes

Date: May 23, 2019

Time: 8:00pm

Location: Whittemore Robbins House, 670R Mass. Ave., Arlington MA

Commissioners Present: N. Aikenhead, C. Barry, B. Cohen C. Hamilton, C. Tee, J. Worden

Commissioners Not Present: M. Audin, D. Baldwin, M Bush, S. Makowka

Guests: P. Kraemer, S. Boncor, S. Lundberg, S. Pethpas, N. Frye, M. Lemire

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners
3. Approval of draft minutes from April 25, 2019. C. Barry moved approval with J. Worden's corrections, seconded by J. Worden. Unanimous approval
4. Communications
 - a. Documentation for 81 Westminster Ave. (Lemire) for hearing
 - b. Application for 11 Academy Street (Frye) for fence
 - c. CONA Application for 252 Pleasant Street for roof
 - d. Application for 38 Academy Street
 - e. Email for info on solar panels in HD – 1 Monadnock
 - f. Application for 55 Academy Street for selective repairs
 - g. Email re: 22 Montague Street storm door and storm window questions
 - h. Documentation for 7 Jason Street hearing received
 - i. Documentation for 11 Academy Street hearing received
 - j. B. Cohen received phone call re: 60 Pleasant Street (Nathan Lane house) next to Old Parish House and Church inquiring about roof on bay window on south elevation. Seemed to be a CONA situation.
 - k. J. Worden received call about Jason Court change on windows – C Greeley said they have submitted an application
5. OPEN FORUM
Ordinarily, any matter presented to the Commission under Open Forum will

neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

6. Other Business

- a. Central Street and Avon Place Historic District vacant commissioner seats. J. Worden is reaching out for filling the vacancies.
- b. Discussion on Guidelines – confirm on website correctly
- c. Report from Streetscape sub-committee. No meeting since last meeting which was reported.

7. New Business

- a. Formal Hearing for 11 Academy Street (Frye) for fence installation. Nels Frye gave presentation. They purchased property October 2018. The home owners are trying to make the house (2 family, vinyl sided 1924 era) fit into the neighborhood better. Want to put metal fence around property. The wooden lattice fence that will be in back should qualify for a CONA because it is behind the front façade of the house. CONA to be issued. Metal fence chosen is necessary because people are cutting through the yard. They want to make the boundaries clear and an attractive area for their tenants. Solid iron, no hollow tubes. C. Barry moved approval of application for solid iron, no hollow tubes, with approval by monitor of mock up by iron worker prior to installation. Seconded by C. Hamilton. Unanimous approval. Monitor appointed C. Barry.
- b. Formal Hearing re: 7 Jason Street (Jason Russell House) re: door replacement at museum main entrance. S. Lundberg presented a proposal to replace existing wood doors with a full metal door with large glass lights. The intention of this change is to help visitors to know exactly which door they should enter for the museum. The museum building is from 1981 building. This will provide light and be easy to care for, unlike existing door. Lots of moisture problems have caused paint to peel on the existing wood door. Discussion of wide style vs narrow style door. Dark bronze finish to keep with lights. Long window will mimic two windows to side. Hardware will be dark bronze. C. Barry moved to approve metal doors for the museum entrance in the bronze finish with all hardware and matching finish and the lights to be replaced as proposed in application. Seconded by C. Tee. Approval by all except J. Worden who opposed. Passes – monitor B. Cohen
- c. Formal Hearing re: 81 Westminster Ave. (Lemire) re: exterior renovation at 81 Westminster Ave. M. Lemire gave presentation. Want to replace several windows, shingle on top with butt out as seen in several neighboring properties. Removing vinyl siding. Proposing to replace kitchen window – currently two crank windows and replacing with 1 picture window. All other windows double hung, all wood. 2nd floor windows approved already. Shingle design pattern instead of regular pattern. Proposing HardiPlank for shingles and clapboard. Looking for something that looks like wood but is low maintenance. Wood shingles and wood

clapboard are required in historic districts. Composition trim or siding is not approved normally in a historic district. Discussion about what might be found under the vinyl exterior. No composite/plastic materials allowed. Will need to be all wood shingles, clapboard, trim, etc. On rear of house planning to put in balcony on top floor, not visible from the road. All gutters will be replaced – square aluminum gutters now, fiberglass gutters from the Fiberglass Gutter Company in Pembroke MA, round fluted galvanized downspouts, windows and doors are all 100% wood (not clad). Aluminum windows on front will be replaced with all wood windows. Kitchen window proposed to be replaced with awning window. True divided light wood awning window 3 over 3. 2 Story clapboard and then 1 story shingle. C. Barry moved approval of application provided that all exterior materials shown are 100% wood – siding, trim, shingles, windows, doors with exception of fiberglass gutters from The Fiberglass Gutter Company. Wood windows to match previously approved all wood windows with monitor approval prior to installation and new corrected drawings to be submitted to Commission. Seconded by J. Worden. Unanimous approval. Monitor appointed C. Barry

d. Informal Hearing re: 108 Pleasant Street (Coyner) re: renovation. Architect said they are planning to take some existing windows and modify them to convert from office building back into a residential building. Discussion that skylights will not be welcome, however adding windows in third floor façade would be considered.

8. REVIEW OF PROJECTS

9. MEETING ADJOURNS 9:45pm

10. NEXT MEETING 8:00pm 6/27/19

Respectfully Submitted, Carol Greeley, AHDC Executive Secretary